

True Luxury CUSTOM HOME BUILDER

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13 EDGEWILD DRIVE

A TIMELESS ARCHITECTURAL JEWEL

A truly "Luxury" home sculpted within the landscape of one of the most coveted locations in the township of Caledon

This Stone French Country Manor Sits Proudly On A 1.84 Acre Cul-De-Sac Lot In The Picturesque Hamlet Of Palgrave. Surrounded By Conservation, World class Equestrian Parks, Ponds And Nature Trails. This Bespoke Bungalow Boasts 5900 S.F. of Grand Living Space. From The Oversized Great Room To The Richly Appointed Formal Principal Rooms And Multiple Fireplaces. No Attention To Detail Has Been Spared By The Builder. A Huge Chef's Kitchen And Breakfast Area Opens Onto An Outdoor Lanai with wood burning fireplace Overlooking The Expansive Grounds and panoramic views, Perfect For The Entire Family And For Entertaining. 4 Generous Bedrooms And 4 Bathrooms Including A Private Master Bedroom wing And Lavish Ensuite Complete With Sitting And Dressing Areas. The optional Loft Retreat leaves endless possibilities. The sprawling naturally well lighted Walk-Out Basement Has A Finished Landing And Is Open To Your Imagination! A Formal Drive Leads Through the Porte-Cochere To A Parkade Serving Both 2 Car Garages. Country Living At Its Finest With Close Access To The City. (OPTIONS of additional loft areas for a Retreat/In-law suite)

Features and Finishes

Pride in craftsmanship will be apparent from the moment you enter the front door, the majestic foyer opens up through a large pass through to a centrally located great room with sight lines past a stone fireplace through the rear glass wall to the covered outdoor living area and on to the rear yard. This home is designed with family living in mind. The traditional areas flow through galleried 12 foot high coffered hallways. From the casual living areas, formal entertainment rooms with raised boxed ceiling details, and spacious gourmet kitchen featuring large breakfast bar and bright, morning sun, windows. French doors, serveries, pantries and exquisite granite counter tops. Main levels will boast signature octagonal spaces, gleaming wood floors, expansive storage spaces, elegant crown moulded ceilings, fully trimmed out and paneled archways, and exceptional marble double volume foyer. Grand master suite to include large dressing room, his and hers walk in closets, and lush spa bath retreat areas, with a private sitting area to relax and unwind in. Family bedroom areas to have their own ensuites, study areas and full walk-in closets.

Exterior Features and Finishes

Individually striking with unique and varied roof lines, custom iron works

Distinctive full "NATURAL" stone exterior as completed, laid rustically, with no brick combinations (all stone), dormers and box outs with pre-finished composite jameshardi board siding

Two hidden, double plus car, garages, with drive into through porte cochere

Self sealing 40 year, limited manufacturers lifetime warranty, architectural asphalt shingles with ribbed metal roof accents as per plans at upper dormers and lower bay windows and porch roof areas

Decorative Romeo and juliette iron balcony overlooking the courtyard

Colour co-ordinated maintenance free aluminum soffits, fascia, eaves trough and downspouts.

Exterior decorative faux iron railings, along with possible wooden shutters at front elevation

Oversized 18'x 8' wood carriage house type roll up garage doors with glass inserts, openers and key pad

Solid "Real Wood" 2 3/4" front door entry system with side lights and top wood mullion glass inserts

Metal painted look entry doors and double doors typical throughout as per plans. Upgraded exterior hardware in brushed metal finish as per builders samples and allowances.

Colour co-ordinated (Antique black) exterior vinyl thermo pane low E argon gas filled casement windows with screens throughout. Front and side elevations units to have decorative mullions and transom glass at some elevations.

Covered front and rear porch soffit area with traditional cedar or pine herringbone feature.

Engineered re-enforced concrete slab rear deck off of kitchen and great room with iron rail.

Rear covered lanai outdoor living area, looking over the rear yard. With wood burning fireplace and natural pine tongue and groove soffit.

Frost free outdoor water taps front and back and in garage areas, outdoor covered receptacles at porches and soffits for seasonal lighting

Professionally graded and seeded lot, except where trees or hard landscape are placed.

Interlock front walkway and below rear deck along with paved driveway at purchasers expense.

Front entrance at driveway / street to have two stone and brick pillars and pre-cast caps with lighting standard stone finishes to match the home.

Top of the line, Engineered private septic system as per approved drawings. Waterloo Biofilter with oversized 2500 gallon tank with effluent filter to accommodate any future additional usage.

General Construction Upgrades (Our Standard)

10" and 12" engineered re-enforced concrete foundation walls with upgraded drainage layer

Poured concrete basement, garage, porch areas and "Rear Deck" all with re-bar drilled at 2' spacing at exterior walls.

Structural pre-primed steel beams and columns typical throughout, including under rear deck and above rear CONCRETE walkout basement wall.

Rough-in for basement in floor heating, 2" foam insulation, wire mesh throughout and plastic piping terminated in utility room. Ready for "in floor slab comfort heat"

Insulation as per OBC Package J. R-22 exterior walls, R-50 ceilings and R-12 in basement to be full height stud wall and vapour barrier as per OBC.

Utility stair from the garage to basement

Upgraded spray foam insulation to underside of box bays, and at steel beams and column areas at exteriors

Full 2 X 6 and R22 exterior wall construction with 1/2" plywood typical including all garages.

2X6 interior partitions first floor throughout, along with 12" walls with extra wide/deep door and arch ways.

Engineered "I" joist floor system, glued and screwed 3/4" Spruce plywood.

Basement exterior walls to have full stud walls with insulation and vapour barrier.

Full truss roof system, with Both Garages and the porte cochere build with "LOFT" type trusses to allow for Future Loft space. Ideal for an in-law suite, workroom, office

Roof plywood 1/2" spruce standard

Windows above garages in dormers, gable and coupola are

working true units for future use.

Full Tyvek air barrier house wrap , joints and window perimeter taped

Downspouts run into 4" PVC rainwater pipes , 4 feet below grade with gravity flow out to rear and side yard.

1/2" plain and 1/2" ceiling board throughout with Denshield rock board at all showers.

Interior Features

12' (twelve foot) and 10' (ten foot) main level ceiling height minimum with many areas raised.

12 foot ceilings in dining room , master bedroom and great room

Coffered , waffle and tray ceilings , as indicated on plans , in all principle first floor rooms, hallways and second floor bedrooms with crown mould as per plans

9' (nine foot) basement and second floor ceiling height with raised areas in bedrooms

Cornice mouldings throughout main floor foyer , hallways and principle rooms one level at box outs. Master bedroom and master sitting room , main ensuite , kitchen , great room , den , foyer, powder room and 4 hallways at side service. Dining room to have raised panel medallion at ceiling.

Smooth ceilings throughout entire home on all finished levels

Custom multiple depth 1 1/4" first floor baseboard with 4 1/2" casing and backband on all doors and archways. Door and archways oversized depth to allow for paneled areas with architrave headers , windows to have bottom sills .

Main floor heavy 8 foot semi solid 1 3/4" doors , paneled with smooth finish

All trim to be smooth finish painted white.

Premium 'Benjamin Moore' paint colours , one base coat and two finish coats.

Interior hardware satin metal levers and steeple tip hinges

Plastic coated white wire and white melamine shelving and rod in all closets

Main floor master walk-in closet to have closet organizers and dressing area vanity and bench as to millwork allowances

Main level to basement stair case to be a combination oak stringer and treads and nosing to match. Full bullnose with oversized newel post at bottom tread. Main floor to be standard stair size and finish . Secondary utility stairs to be paint / carpet grade .

Railings to have 3" wide Oak handrail and 1 3/4" painted maple pickets. (wrought iron can be substituted)

3"x 3/4" solid oak or maple flooring in Great room , dining room , study , bedrooms and hallways as per plans with any additional tile areas substituted if chosen .

16x16 or 12x24 Marble or slate or porcelain tile flooring in main foyer entry , kitchen , laundry/mud rooms and all bathrooms .

Gas fireplaces as per floor plans. (Natural Gas) Single sided front great room with full stone floor to ceiling. One sided fireplace in Master bedroom and Study , with painted wood mantel and marble surround and hearth. Rear covered Lanai to have wood burning outdoor stone fireplace.

Oversized Cold cellar with insulated door under front porch

Garage walls and ceilings drywalled , insulated and prime painted

Mechanical Features

Three (3) Forced air High efficiency "natural Gas" furnaces , central air conditioning and power humidifier with taped ducting and two programmable thermostats

Central vacuum system with vac pans at kitchen , laundry , mud room and ensuite

Gas connection for range , and barbeque and future pool allowances

Rough-in security system and cameras , doors and windows on main level terminated at electrical panel

Carbon Monoxide and smoke detectors throughout all bedrooms and hallways and basement (or any additional as per OBC)

Phone and computer , cat 6 , and rogers cable lines to all bedrooms , kitchen , great room , study

Tankless hot water heater / combi unit , with basement slab roughed in for HEATED floor. Pex piping and insulation board complete.

There are TWO 3 piece basement washrooms roughed in with Sump pit and sewage ejector pit with pumps supplied.

Abs drain in two furnace room locations and a third in cold .

Decora plugs and switches

200 amp service

Halogen interior pot lights as per allowances , exterior soffit pot lights

220 volt receptacles for dryer and stove

Electrical fixtures , plumbing fixtures roughed in and installed by licensed tradesman

Ground fault interrupter outlets in all bathrooms , powder room and exterior plugs

Kitchen, Bathrooms and Laundry

Custom Kitchen and Bathroom Cabinetry . Extended length uppers , matching crown mouldings and valences with under cabinet lighting. Built in wall oven and microwave cabinet. Pull out pot and pan drawer , base cabinet with lazy susan .

Large oversize center island with breakfast bar and receptacle for working area

Granite counter tops throughout

10" deep double compartment stainless steel sink with high arch faucet and vegetable spray.

Dishwasher cabinet with rough-in of plumbing and electrical Kitchen range hood fan with 8" insulated pipe vented to exterior

Kitchen feature wall with stone backsplash and pot filler behind range

Pendant lighting above breakfast bar

Servery cabinet with bar sink and receptacle for wine fridge and additional dishwasher at entrance to dining room

Luxury Spa like Master ensuite bathroom in marble or limestone , including flooring , vanity top , tub deck and surround if applicable or free standing claw tub.

Electrical infloor heat under flooring with separate programmable thermostat .

Large shower room with bench seat , Shower walls and door to be frameless tempered glass. Private glassed in water closet area possible , double sinks with makeup area

Powder room with free standing vanity with vessel sink on marble counter top with high arch wide set faucet. Crown mould at ceiling level .

Three , additional 3 bedrooms to have their own ensuite , water closet / shower , individual vanity and makeup areas. Richly appointed finishes in both , with frameless tempered glass shower doors , full floor to ceiling porcelin tile with marble surrounds.

Oversized Mud room and laundry area with access to garage , upper and lower cabinets as per plans , stainless steel sink with single lever faucet with pull out.

All kitchen , bath , laundry cabinetry subject to builders allowances

Additional Features

BONUS FEATURE. Additional second floor studio loft. Accessible by a staircase from the mud room /garage entrance . Approximately 1095 sqft .

Optional loft area above garage. Possibly an In-law suite , office area , work storage area or "Man Cave" Up to 1095 sqft with plenty of natural lighting from multiple windows. Separate doorway and staircase accessible from the mudroom . This can be a completely finished area with drywall, trim, flooring and its own bathroom OR an unheated storage area with the bare bones until future resources permit. This can either be accessible from the garage , or from the mud room hallway .

Optional unheated workshop storage loft above secondary garage, perfect for the backyard mechanic or hobbyist.

Open stair to basement with Finished landing area and entrance to unfinished basement areas. Tiled flooring , trim, paint.